

## Café Bar Investment (Business not affected) Greater Manchester



**62 – 64 MARKET STREET,  
ATHERTON,  
MANCHESTER M46 0DP**

**Situation:**

The property is situated in the prime shopping area of the small town of Atherton which is located between Wigan and Leigh, on the edge of Manchester. Occupiers in the immediate vicinity include Boots, Quality Save, Greggs, Hays Travel Agents, Heron Foods.

**Description:**

The property is 2 storey with brick walls under a part pitched and part flat roof. It has recently been fully refurbished and let as a Café Bar (business not affected) having been occupied for many years by Lloyds Bank.

**Tenure:**

The property is freehold.

**Tenancy:**

As outlined on the Tenancy Schedule.

**Income:**

£18,369.30 pa

**Potential:**

The rent is geared to the annual increase of the Retail Price Index (RPI).

**Price:**

£200,000 equating to a Gross Initial Yield 9%



**Inspection:**

By arrangement with the Sole Agents.

Fifield Glyn  
No.1 Royal Mews  
Gadbrook Park  
Cheshire CW9 7UD  
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**Contact:**

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**Surveyor:**

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**SUBJECT TO CONTRACT**  
JGF/JRB/SEPT2024

**Tenancy Schedule - 62-64 Market Street, Atherton, Manchester, M46 0DP**

Unit	Lease Begins	Lease Term	Review Pattern Next Review *	Next Break/ Determination Date	Expiry	Current Rent p.a. Nett	Current rent Inc of VAT	Floor Areas		%	RV
								Sq.ft	Sq.m		
Chris & Curtis - The Plaza (TBC)	31-May-23	10 years	Annual RPI	Tenant only 31/May/28	19-Apr-22	£ 18,369.30	£ 18,369.30	2098	194		£17,750
<b>Totals:</b>						<b>£18,369.30</b>	<b>£18,369.30</b>	<b>2098.00</b>	<b>194.00</b>	<b>0%</b>	



